

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

March 16, 2010

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Collins, Daley, Gainer, Gorman, Goslin, Moreno, Peraica, Reyes, Schneider, Sims and Steele Suffredin (17)

Absent: None

Also
Present: Attorney Edward R. McCormick, Jr., Village of Flossmoor; Attorney Anthony C. Scrementi for the homeowners

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows

SECTION 1

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

300301 DOCKET #8257 – EDWARD J. STRYSZAK, Owner, 9050 Elm Avenue, Burr Ridge, Illinois 60527. Application (No. SU-09-06; Z09028). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-3 Single Family Residence District to board and rescue dogs in Section 6 of Lyons Township. Property consists of one acre located on the northwest corner of Railroad Avenue and 114th Avenue in Lyons Township, County Board District #17. Intended use: To board and rescue dogs. **Recommendation: That the application be denied.**

Commissioner Peraica, seconded by Vice Chairman Murphy moved to concur with the recommendation to deny Communication No. 300301. The motion carried.

SECTION 2

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

- 302610 DOCKET #8565 – LARRY & MIRA SKROBOT, Owners, 4350 West 204th Street, Matteson, Illinois 60443. Application (No. SU-09-12; Z09067). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Family Residence District to open and operate a faith based transitional living facility to mentor young men in Section 15 of Rich Township. Property consists of approximately 3 acres located in lot between 203rd Avenue and 204th Street on the southeast corner of 203rd Avenue and Kostner Avenue in Rich Township, County Board District #5. Intended use: Single family residence faith-based transitional living. **Recommendation: That the application be granted with conditions, the application be granted for the shorter of five years or the active participation of the umbrella organization with the supervision of the proposed residents of this site, and no additional vehicles other than those owned by the owners of the property and their immediate family be parked overnight.**

Conditions: None

Objectors: The municipalities located within 1-1/2 miles of the subject property are Country Club Hills, Flossmoor, Matteson, and Olympia Fields. None of the above mentioned municipalities objected. The Zoning Board of Appeals has received written objections from three surrounding homeowners, as well as a petition from the Crawford Countryside Civic Association signed by 132 neighbors. A large number of homeowners showed up at the hearing and raised concerns and objections and those concerns were addressed.

Commissioner Peraica, seconded by Vice Chairman Murphy moved to reject the recommendation of the Zoning Board of Appeals on Communication No. 302610 as amended. The motion carried.

SECTION 3

Your Committee has considered the following numbered and described applications requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use, Unique Use on certain properties described therein:

- 303342 DOCKETS #8583 & 8584 - HEIGHTS AUTO WORKERS CREDIT UNION, Owner, 21540, Cottage Grove Avenue, Chicago Heights, Illinois 60411. Application (No. SU-09-15; Z09085). Submitted by Joseph A. Schudt & Associates, Attn: D. Warren Opperman, 19350 South Harlem Avenue, Frankfort, Illinois 60423. Seeking a SPECIAL USE, UNIQUE USE in the I-3 Intensive Industrial District to construct a drive through ATM facility with a companion Variance V-09-15 to reduce setback of identification sign for the ATM in Section 27 of Bloom Township. Property consists of 0.512 of an acre located on the southwest corner of Cottage Grove Avenue and Main Street in Bloom Township, County Board District #6. Intended use: To construct a drive through ATM facility. **Recommendation:**

That the application be granted.

Conditions: None

Objectors: None

The Cook County Zoning Board of Appeals to whom said applications was referred, submitted a Communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

Vice Chairman Murphy, seconded by Commissioner Peraica moved, the approval of Communication No. 303342. The motion carried.

SECTION 4

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

305666 DOCKET #8610 – K. & S. HARRIS, Owners, Application (No. V-10-02): Variation to divide a parcel into two (2) lots; on Parcel B reduce lot width from 150 feet to 132 feet; and reduce lot area from 40,000 square feet to 20,695 square feet (Parcel A is in compliance) for two (2) new single family residences served by well and public sewer system in the R-3 Single Family Residence District. The subject property consists of approximately 1.48 acres, located on the southeast corner of 192nd Street and Hamlin Avenue in Rich Township, County Board District #5.
Recommendation: That the application be granted.

Conditions: None

Objectors: Mr. Scrementi the attorney for the homeowners appeared at both hearings to voice various objections. The neighbor approximately three (3) lots to the east, Mr. Elmer Kuech appeared and voiced objections against any improvements to be made on the property due to his beliefs about flooding. Ms. Dolores Esposito, the neighbor next door, who owns three (3) adjacent lots appeared and voiced concerns. Mr. John Piacenti appeared and voiced concerns. A petition was rendered at the hearing with 37 signatures opposing the application. The Village of Flossmoor enters a resolution of the Village Board protesting the agenda items.

Vice Chairman Murphy, seconded by Commissioner Sims moved the approval to reject the Zoning Board of Appeals recommendation and to deny Communication No. 305666. The motion carried. Commissioner Peraica called for a Roll Call, the vote of yeas and nays being as follows:

**ROLL CALL ON MOTION TO REJECT
COMMUNICATION NO. 305666**

Yeas: Chairman Silvestri, Vice Chairman Murphy, Commissioners Claypool, Daley, Gainer Gorman, Goslin, Moreno, Peraica, Reyes, Schneider and Sims (12)

Nays: Commissioners Beavers, Butler, Collins and Suffredin (4)

Present: Commissioner Steele (1)

The motion to Approve Communication No. 305666 FAILED.

SECTION 5

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

305667 DOCKET #8613 – M. & D. POLAK, Owners, Application (No. V-10-05): Variation to reduce lot area from 40,000 square feet to 18,979 square feet (existing); and reduce lot width from 150 feet to 114.6 feet (existing) for an attached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.44 of an acre, located on the west side of 112th Court, approximately 115 feet south of 158th Street in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Schneider, seconded by Commissioner Gorman moved, the approval of Communication No. 305667. The motion carried.

SECTION 6

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

305668 DOCKET #8614 – N. MAJEWSKI, Owner, Application (No. V-10-06): Variation to reduce lot area from the minimum required 3 acres to 2.5 acres for proposed eight (8) horses (personally owned) with existing stable in the R-3 Single Family Residence District. The subject property consists of approximately 2.5 acres, located on the west side of Berner Road, approximately 400 feet north of Dale Drive in Hanover Township, County Board District #15. **Recommendation: That the application be denied.**

Conditions: None

Objectors: The adjacent neighbors Sharon and John Lamka appeared and voiced various objections.

Commissioner Schneider, seconded by Commissioner Gorman, moved to deny Communication No. 305668. The motion carried.

SECTION 7

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

305669 DOCKET #8615– D. DUNNE, Owner, Application (No. V-10-07): Variation to reduce rear yard setback from 50 feet to 25 feet for a deck (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 1.4 acres, located on the south side of 128th Street, approximately 290 feet east of 86th Avenue in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Schneider, seconded by Commissioner Gorman moved, the approval of Communication No. 3005669. The motion carried.

SECTION 8

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

305670 STANLEY LIGAS, Owner, 16354 Stoney Brook Drive, Lemont, Illinois 60439, Application (No. SU-10-02; Z10013). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of two dwelling units in an existing single family residence as previously amortized under SU-79-01 in Section 9 of Stickney Township. Property consists of approximately 0.17 of an acre located on the west side of Lorel Avenue, approximately 239 feet south of 49th Street in Stickney Township. Intended use: For continued use of two dwelling units in the existing structure. No new improvements proposed.

Commissioner Goslin, seconded by Vice Chairman Murphy, referred the New Application Communication No. 305670 to the Zoning Board of Appeals. The motion carried.

Vice Chairman Murphy, seconded by Commissioner Moreno, moved to adjourn, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary